



**Watery Lane, Redditch**  
Offers in Excess of £225,000



**Features:**

- Well presented semi detached
- Three bedrooms
- Lounge with bi-fold doors
- Heated sun room
- Fitted kitchen
- Family bathroom
- Long rear garden with open views
- Drive for 2 cars. Epc to follow

**Description:**

A pleasant three bedroom semi detached house near to good facilities.

Set behind a 2 car driveway leading to porch and side entrance. Hallway with stairs to first floor. Front fitted kitchen/diner, recently replaced with modern fittings and features an inset sink, electric hob, colour coordinated cabinet interiors, pull out storage, t.v. point, bay window to front and wood effect flooring. A wooden door leads on to a rear lounge with t.v.point to wall, carpet to floor and having a set of bi-fold doors recently added, opening to a heated sun room, having radiator to wall, decorative ceramic tiles to floor and doors onto the garden.

Upstairs has a landing with window to side, bedroom one, double bedroom two and single bedroom three with storage over the stair well. The family bathroom has also been upgraded.

Outside the rear garden has hard surface patio running across the rear and side. A long lawn is fenced to perimeters, there is a timber shed and small gate at the rear opening onto a park with play equipment.

The property has gas central heating to radiators and double glazing, as well as an exterior storage cupboard. The local shops are within walking distance of the property, as well as a good selection of schools. Bus routes run along the Studley Road into the town centre and good highway links can access surrounding areas.





**Details:**

**Entrance Porch**

**Fitted Kitchen**

13' 10" x 11' 2" both max (4.21m x 3.40m)

**Lounge**

14' 7" x 10' 6" (4.44m x 3.20m)

**Sun Room/Conservatory**

11' 6" x 10' 4" (3.50m x 3.15m)

**Stairs rise to first floor landing**

**Bedroom 1**

10' 7" x 9' 2" (3.22m x 2.79m)

**Bedroom 2**

12' 7" x 7' 8" min w (3.83m x 2.34m)

**Bedroom 3**

9' 1" x 6' 9" (2.77m x 2.06m)

**Bathroom**

**EPC Rating:**

**Council Tax Band:** B (tbc by solicitors).

**Tenure:** (tbc by solicitors).

For more information or to arrange a viewing, please call us on  
01527 406956.



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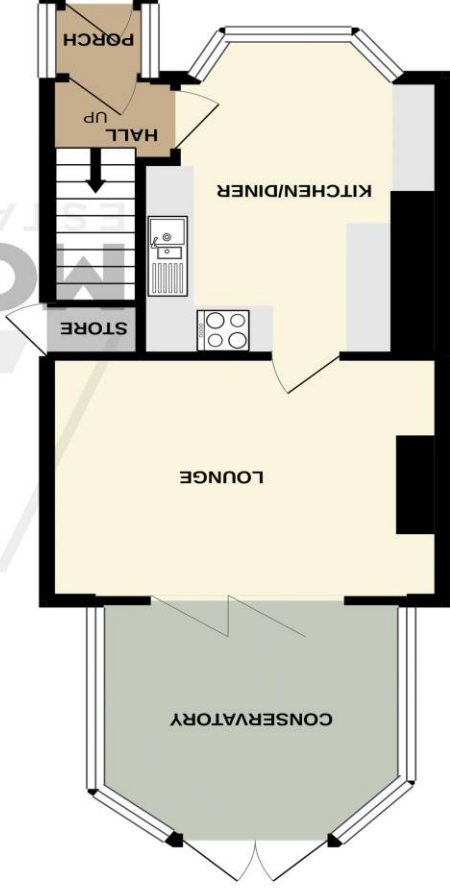
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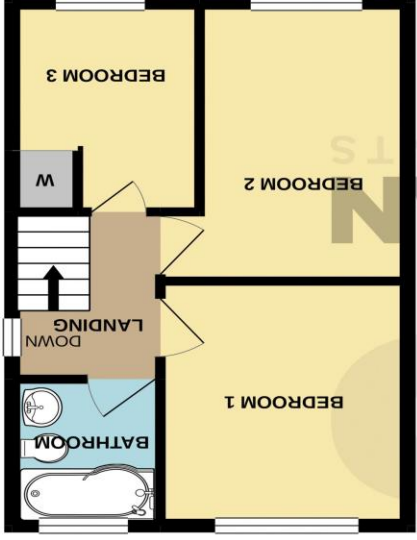
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GROUND FLOOR  
446 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR  
328 sq.ft. (30.5 sq.m.) approx.



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TOTAL FLOOR AREA : 775 sq.ft. (72.0 sq.m.) approx.

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